B04 36

Karen Johnson Davidson County
Batch# 380135 **AFFIDAVIT**
03/31/2020 03:54:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200331-0034695

THIS INSTRUMENT PREPARED BY:
ORTALE KELLEY, Law Farm
330 Commerce Street, Suite 110
Nashville, TN 37201
File No. 37201

SCRIVENER'S AFFIDAVIT

Whereas, by Quitclaim Deed recorded as Instrument No. 20200127-0009757, in the Register's Office for Davidson County, Tennessee, Jamie Gault Butler and Johnny E. Gault, II, Grantors, conveyed to Jeffrey Andrew Wilson, Grantee, certain property described therein; and

Whereas, the property description appearing on said Quitclaim Deed contained error in the legal description of the property.

Now, therefore, Ryan W. Pratt, a resident of Davidson County, Tennessee, hereinafter referred to as "Affiant," being duly sworn according to law, who states as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plat of Pleasant Hill of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 115 feet on the easterly side of Fonnic Drive and runs back 340 feet on the southerly line and 390 feet on the northerly line to a deadline measuring 126.2 feet thereon.

Being the same property conveyed to Johnny E. Gault and wife, Alice O. Gault, dated June 20, 1985 and recorded June 24, 1985, of record in Deed Book 6589, page 419 in the Register's Office for Davidson County, Tennessee. The Alice O. Gault is now deceased having died on June 9, 1995 leaving Johnny E. Gault as the sole owner as the surviving tenant by the entirety. The said Johnny E. Gault died intestate on July 4, 2019 leaving Jamie Gault Butler and Johnny E. Gault, II as the surviving heirs.

That Affiant, a Associate of Ortale Kelley, Law Firm, prepared said Quitclaim Deed by and between the above parties to convey real property located in Davidson County; that said Quitclaim Deed contained an error in the legal description, and that said Quitclaim Deed description is corrected to read as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plat of Pleasant Hill of record in Book 2900, page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 115 feet on the easterly side of Fonnic Drive and runs back 340 feet on the southerly line and 390 feet on the northerly line to a deadline measuring 126.2 feet thereon.

Being the same property conveyed to Johnny E. Gault and wife, Alice O. Gault, dated June 20, 1985 and recorded June 24, 1985, of record in Deed Book 6589, page 417 in the Register's Office for Davidson County, Tennessee. The Alice O. Gault is now deceased having died on June 9, 1995 leaving Johnny E. Gault as the sole owner as the surviving tenant by the entirety. The said Johnny E. Gault died intestate on July 4, 2019 leaving Jamie Gault Butler and Johnny E. Gault, II as the surviving heirs.

Map & Parcel 033-40-0-0009.00
109 Fonnic Drive
Goodlettsville, TN 37072

Executed at Nashville, Tennessee, this 31st day of March, 2020.

Ryan W. Pratt, Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March 2020, personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Ryan W. Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

June E Rowell
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-7-21

